Karen Johnson Davidson County
Batch# 706488 AFFIDAVITH
08/30/2021 09:52:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210830-0116392

This instrument prepared by: Bankers Title and Escrow Co.
3310 West End Avenue #540
Nashville, TN 37203

AFFIDAVIT

I, Philip Anderson, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That the Affiant is known as: Philip Anderson, a resident of Davidson County, Tennessee.

2. That Affiant personally knew Fred Oster, deceased, hereinafter referred to as Decedent. The affiant is a disinterested party, and has personal knowledge of the Decedents and the family of Decedent by reason of the following:

   I have known Fred Oster and his family for 20 years prior to his death and remained friends throughout the rest of his life. I also engage in the practice of law.

3. That Affiant knows that at his date of death the said Fred Oster had an ownership interest in the following described real estate in Davidson County:

   Condominium at 810 Bellevue Road #168 in Nashville, TN.

4. That Fred Oster died on August 25, 2019, and was at the time a resident of Davidson County, Tennessee, and was married at the time of his death, and is survived by his wife, Kathi Oster, and his daughters, Susan J. Oster, Nancy A, Oster, and Jennifer L. Oster, all of whom are at least 18 years of age.

5. Decedent does not have a Will that has been filed for probate.

6. That Fred Oster remained married to Kathi Oster at the time of his death.

7. That Fred Oster had three children: Susan J. Oster, Nancy A. Oster, and Jennifer L. Oster, and all three survived him.

8 That Fred Oster did not have any other live-born offspring who died before him or are alive today - and had no adopted children.

9. That there have been no known unresolved claims made against the Decedent or his Estate. His Estate's Tennessee Statutory Claims Period expired on August 25, 2020.

10. Affiant acknowledges that this affidavit will be relied upon by Chicago Title Insurance Company, Bankers Title and Escrow Corp. - and other title companies – for the issuing of title insurance policies covering the property described herein.

Dated this 23 day of August, 2021.

Philip Anderson

State of Tennessee)
County of Williamson

Sworn to or subscribed before me this 23 day of August, 2021.

Sally Elpers my commission expires: 10-2-23
Notary

Sally Elpers State of Tennessee Notary Public Davidson County

STATE OF Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip Anderson, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of August, 2012.

Sally Elpers
Notary Public My Commission Expires: 10-2-23

Sally Elpers State of Tennessee Notary Public Davidson County